115.0	0002	0031.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 764,500 / 764,500
					USE VALUE: 764,500 / 764,500
					ASSESSED: 764,500 / 764,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN RICHARD
Owner 2:	JOHNSON MARLA
Owner 3:	
Street 1:	91 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	UMALI RODRIGO G & JENNIFER -
Owner 2:	-
Street 1:	91 BRAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,865 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7865.000	328,300		436,200	764,500
Total Card	0.181	328,300		436,200	764,500
Total Parcel	0.181	328,300		436,200	764,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.72 | /Parcel: 497.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 152319

GIS Ref

GIS Ref

Insp Date 09/22/18

!8949!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,300	0	7,865.	436,200	764,500	764,500	Year End Roll	12/18/2019
2019	101	FV	263,400	0	7,865.	442,400	705,800	705,800	Year End Roll	1/3/2019
2018	101	FV	263,400	0	7,865.	330,300	593,700	593,700	Year End Roll	12/20/2017
2017	101	FV	263,400	0	7,865.	299,100	562,500	562,500	Year End Roll	1/3/2017
2016	101	FV	263,400	0	7,865.	286,700	550,100	550,100	Year End	1/4/2016
2015	101	FV	261,900	0	7,865.	243,000	504,900	504,900	Year End Roll	12/11/2014
2014	101	FV	261,900	0	7,865.	230,600	492,500	492,500	Year End Roll	12/16/2013
2013	101	FV	261,900	0	7,865.	219,300	481,200	481,200		12/13/2012

PRINT

Date	Time
12/10/20	23:28:44

LAST REV

Date	Time
05/11/20	11:20:40

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8949

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UMALI RODRIGO G	74578-250	1	4/30/2020		765,000	No	No		
SIAGEL ERRIN/ET	27111-182		3/6/1997		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	152319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2020	211	Alterati	13,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
9/7/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/8/2000	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7865		Sq. Ft.	Site		0	70.	0.79	5			Topo	-5					436,206						436,200	

Total AC/HA: 0.18056 | Total SF/SM: 7865 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,206 | Spl Credit | Total: 436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99495000
Adj $ / SQ:	165.857
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391306
Depreciation:	63000
Depreciated Total:	328305

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2009
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

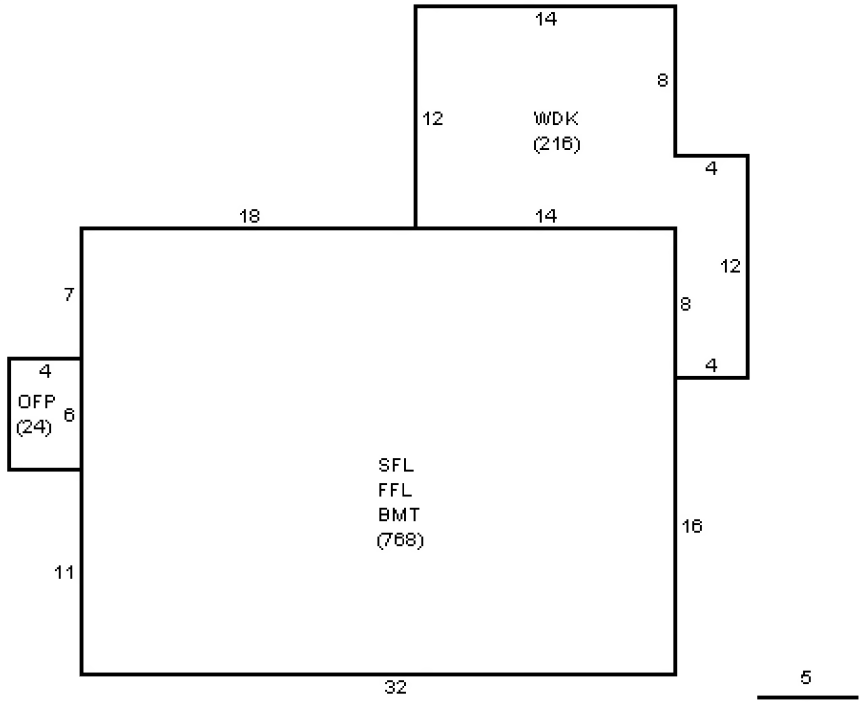
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.86
Special Features:	0	Val/Su Net:	129.05
Final Total:	328300	Val/Su SzAd	213.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.760	38,214
FFL	First Floor	768	165.860	127,378
SFL	Second Floor	768	165.860	127,378
WDK	Deck	216	10.580	2,284
OFP	Open Porch	24	43.780	1,051

Net Sketched Area:	2,544			Total:	296,305
Size Ad	1536	Gross Are	2544	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	